



Section 19.15.055—Special Planning Area 1: Old Burien

PURPOSE AND INTENT: Old Burien has served as the historic commercial gateway to this unique residential and farming community, which was established over a century ago by enterprising pioneers. The SPA-1 zone implements the SPA-1: Old Burien Comprehensive Plan designation. To recognize the unique historic character of Old Burien, and to provide a transition between the Downtown zones and residential areas, the SPA-1 zone was created. The purpose of this zone is to establish areas for retail, restaurants, commercial, and office uses that serve the community. The intent is to enhance and expand the pedestrian-oriented character of Old Burien, and develop a gateway both to and from the downtown at the intersection of Ambaum Boulevard and SW 152nd Street. The SPA-1 zone is immediately adjacent to the DC Zone.

ONLY THOSE USES LISTED ON THE FOLLOWING USE ZONE CHARTS MAY BE ALLOWED IN SPECIAL PLANNING AREA 1, SUBJECT TO MEETING ALL APPLICABLE REQUIREMENTS OF THE ZONING CODE. THE FOLLOWING SPECIAL REGULATIONS APPLY TO ALL USES IN SPECIAL PLANNING AREA 1. BE SURE TO CHECK THE APPLICABLE USE ZONE CHART FOR ADDITIONAL REQUIREMENTS THAT PERTAIN TO SPECIFIC USES. WHERE A SPECIAL REGULATION BELOW CONFLICTS WITH A SPECIAL REGULATION IN A USE ZONE CHART FOR A SPECIFIC USE, THE USE ZONE CHART SHALL APPLY.

19.15.055.1: SPECIAL REGULATIONS:

- A. Outdoor storage is limited to *accessory* storage of goods sold at *retail* on the premises. Outdoor storage areas shall be limited to five feet in *height* and shall not be located in any required landscape area.
- B. DESIGN GUIDELINES: See BMC 19.49 for SPA-1 design standards and BMC 19.65.105 for information on the Administrative Design Review Process.

DIRECTIONS: FIRST, read down to find use...THEN, across for REGULATIONS											
<div>SPA-1: Old Burien</div> <div>USE ↓</div>	↓REGULATIONS	Special Review Process (See Ch. 19.65)	MINIMUMS		MAXIMUMS			Landscape Category (See Ch. 19.25)	Minimum Required Parking Spaces (See Ch. 19.20)	Special Regulations (See also Section 19.15.055.1 and Miscellaneous Use, Development and Performance Standards Ch. 19.17)	
			Lot Area	SETBACKS		Lot Coverage					Building Height
				Front Setback	Interior Setback	Building Coverage	Impervious Surface Coverage				
19.15.055.2 <i>Retail</i> <i>Office</i> <i>Recreational Facility</i>		None	None	0'	0'	85%	85%	3 stories	E	See Sec. 19.20.040.3. B [Ord. 531 §1, 2010] 1. The following are not permitted: motor vehicle sales and rental; boat sales and rental; <i>recycling center</i> ; and <i>self-service storage facility</i> . 2. For <i>retail use</i> , maximum <i>gross floor area per building</i> is 25,000 s.f. Up to 30,000 s.f. may be approved through a Type 1 review process. 3. Distribution, wholesaling, repair or manufacturing that support the <i>primary use</i> are allowed as an <i>accessory use</i> . 4. An <i>amusement arcade</i> is allowed as an <i>accessory use</i> .	
19.15.055.3 <i>Eating and Drinking Establishment</i>		None	None	0'	0'	85%	85%	2 stories	E	See Sec. 19.20.040.3. B [Ord. 531 §1, 2010] 1. Distribution, wholesaling or manufacturing that support the <i>primary use</i> are allowed as an <i>accessory use</i> . 2. An <i>amusement arcade</i> is allowed as an <i>accessory use</i> .	
19.15.055.4 <i>Lodging Facility</i> <i>Cultural Facility</i> <i>Community Facility</i> <i>School</i>		Type 1	None	0'	0'	85%	85%	4 stories	E	See Sec. 19.20.040.3. B [Ord. 531 §1, 2010]	

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			Lot Area	SETBACKS		Lot Coverage				
				Front Setback	Interior Setback	Building Coverage	Impervious Surface Coverage			

19.15.055.5 <i>Family Day Care Home I and II</i>	None	See Special Regulation 1								1. Must comply with requirements of the <i>primary use</i> . 2. <i>Family Day Care Home II</i> : Must provide State certification of safe passenger loading area. 3. Use of the Fee-In-Lieu Parking Program in BMC 19.20.040.3.B is an option for this use.
19.15.055.6 <i>Day Care Center</i>	None	None	0'	0'	85%	85%	2 stories	E	See Sec. 19.20.040.3.B [Ord. 531 §1, 2010]	1. Must provide State certification of safe passenger loading area.
19.15.055.7 <i>Mixed Use</i>	Type 1	None	0'	0'	85%	85%	3 stories	E	See Sec. 19.20.040.3.B [Ord. 531 §1, 2010]	1. Maximum residential density is 24 <i>dwelling units</i> per acre. 2. Shall provide <i>retail</i> and/or <i>eating and drinking establishment uses</i> on the floor adjacent to a <i>street</i> , or if the <i>site</i> does not abut a <i>street</i> , on floor adjacent to parking lot. 3. At least 25% of the <i>gross floor area</i> must be designed and used for <i>retail, office</i> and/or <i>eating and drinking establishment uses</i> .
19.15.055.8 <i>Public Park and Recreation Facilities</i>	Type 1	None. See Spec. Reg. 1	0'	0'	80%	85%	3 stories	E	See Sec. 19.20.040.3.B [Ord. 531 §1, 2010]	1. Lighting for <i>structures</i> and fields shall be directed away from residential areas.

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19.15.055.9 <i>Government Facility</i> <i>Private Club</i> <i>Religious Facility</i>	Type 1	None	0'	0'	80%	85%	3 stories	E	See Sec. 19.20.040.3. B [Ord. 531 §1, 2010]	
19.15.055.10 <i>Public Utility</i>	Type 1	None	20'	30'	80%	85%	3 stories	E	See Sec. 19.20.040.3. B [Ord. 531 §1, 2010]	1. Shall be designed, located, constructed and buffered to blend in with their surroundings and minimize adverse impacts on adjacent properties. Special attention shall be given to minimizing noise, light and glare impacts.
19.15.055.11 <i>Essential Public Facility</i>	Type 3	Development standards shall be determined on a case-by-case basis through the Type 3 review process.								1. Shall be designed, located, constructed and buffered to blend in with their surroundings and minimize adverse impacts on adjacent properties. Special attention shall be given to minimizing noise, light and glare impacts. 2. Shall comply with criteria for siting found in the Burien Comprehensive Plan.
19.15.055.12 <i>Personal Wireless Service Facility</i>	See Chapter 19.50									

Note: All landscape categories added by Ord. 293, 2000

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